





Property Description

FABULOUS OPPORTUNITY to make this property your home. Extended modern semi detached house located in a cul de sac in the sought after location of the popular Knights Meadow area. Great location, near to local shops and the catchment for the highly regarded primary schools, Thorns, Park Hall and the newly built, Ofsted rated excellent Kenilworth School.

Well presented throughout, with three double bedrooms, comfortable lounge, dining area, kitchen and delightful conservatory overlooking the charming garden and with private driveway,

Approach

Private gravelled driveway approach with low maintenance front area leading to the front entrance.

Entrance Porch

With double glazed window to the front, wall space for hanging coats and door leading into the Lounge.

Cloakroom

Fresh white suite with corner shower, WC, hand basin, heated towel rail, tiled floor and walls and extractor fan.

Lounge

21' 3" x 13' 1" (6.48m x 3.99m)

Pleasant, well presented room with two double glazed windows to the front, carpeted with radiator. Room for ample sofa and storage cupboards. With stairs rising from the lounge with understairs storage. Walkway through into the dining room and leading into the kitchen.

Dining Room

10' 6" x 7' 4" (3.20m x 2.24m)

Carpeted room with space for table and chairs, with radiator and door into the cloakroom. Double doors to conservatory and walkway through into the kitchen.

Kitchen

10' 6" x 6' 3" (3.20m x 1.91m)

Wall and base units with co-ordinating work surfaces. Tiled walls and tiled flooring. Space for fridge freezer, dishwasher, washing machine and tumble dryer. Sink and drainer with mixer tap, oven and hob with window to the rear looking into the conservatory.

Conservatory

12' 11" x 12' 10" (3.94m x 3.91m)

Appealing light and airy conservatory, with double doors leading out into the rear garden for enjoying the outdoors whilst relaxing inside. With double glazed windows with vertical blinds. Tiled floor, radiator and TV point.

Landing

Stairs rising from the lounge into the landing. With doors into the three bedrooms and

bathroom. With access to the loft.

Bedroom One

13' 10" max x 9' 7" (4.22m max x 2.92m)

Well presented double bedroom, carpeted, with two double glazed windows to the rear and two radiators.

Bedroom Two

11' 4" max x 10' 7" (3.45m max x 3.23m)

Double bedroom, with useful built in storage. Carpeted with double glazed window to the front and radiator.

Bedroom Three

9' 11" x 8' (3.02m x 2.44m)

Fresh and light double bedroom with double glazed window to the rear. Radiator and access to []

Bathroom

Comfortable bathroom with white suite comprising, bath with shower over and curtain rail, low level WC, wash hand basin. Heated towel rail and tiled walls with a double glazed window to the side.

Outside

Welcoming low maintenance garden leading from the double doors from the conservatory leading onto paving and gravelled area with space for table and chairs. Secluded area with fence and a variety of shrubs and bushes for al fresco dining and relaxing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: C

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